

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
CASEY ROAD PROPERTIES, LLC, BY PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC, ITS MANAGER
9757 WESTPOINT DRIVE SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: KEN BRASSEUR
PHONE: (317) 863-2056

SPRING ORCHARD NORTH

AT SPRINGMILL TRAILS

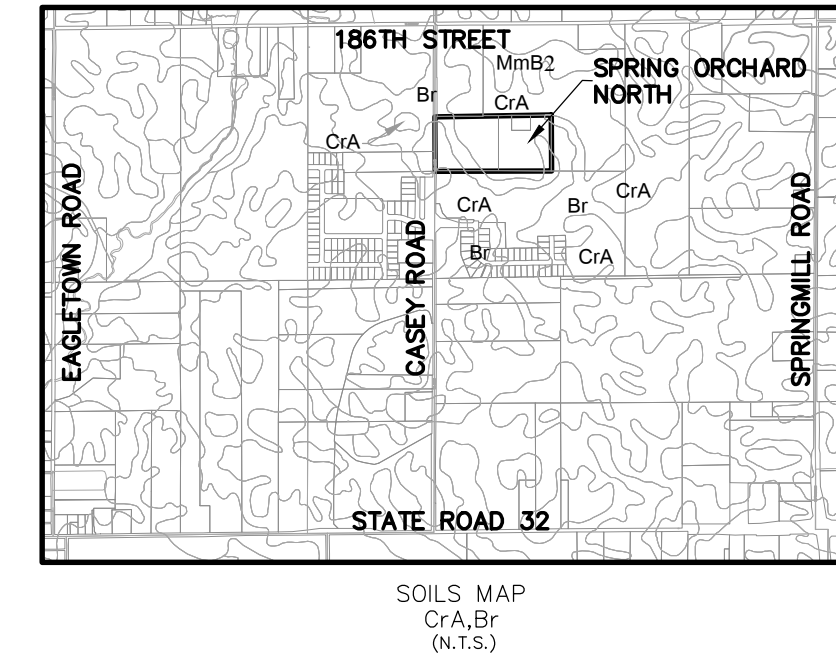
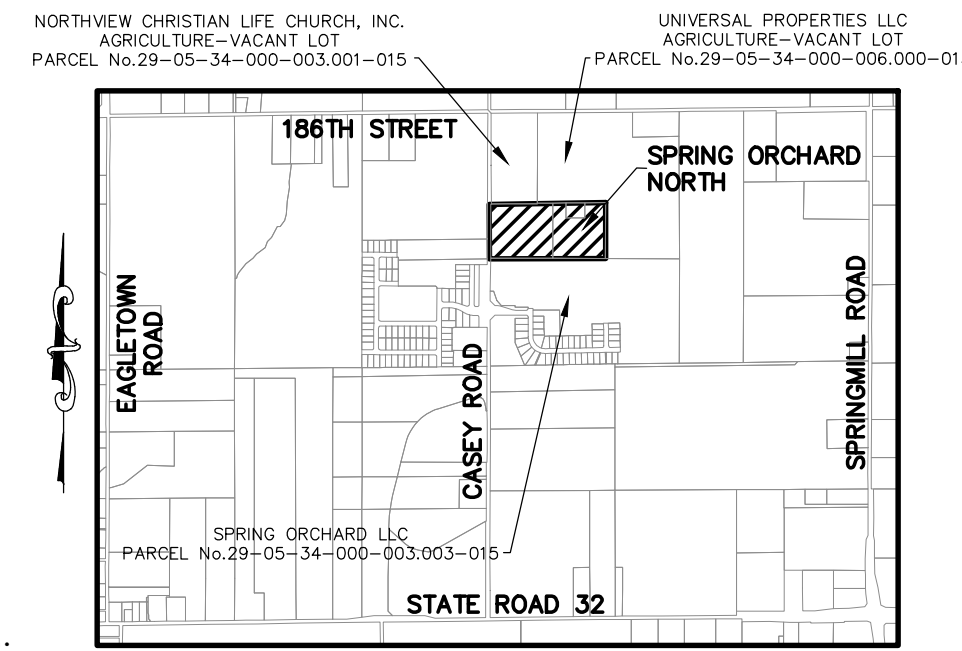
AMENDED PRELIMINARY PLAT

ZONING PUD

PRIMARY PLAT

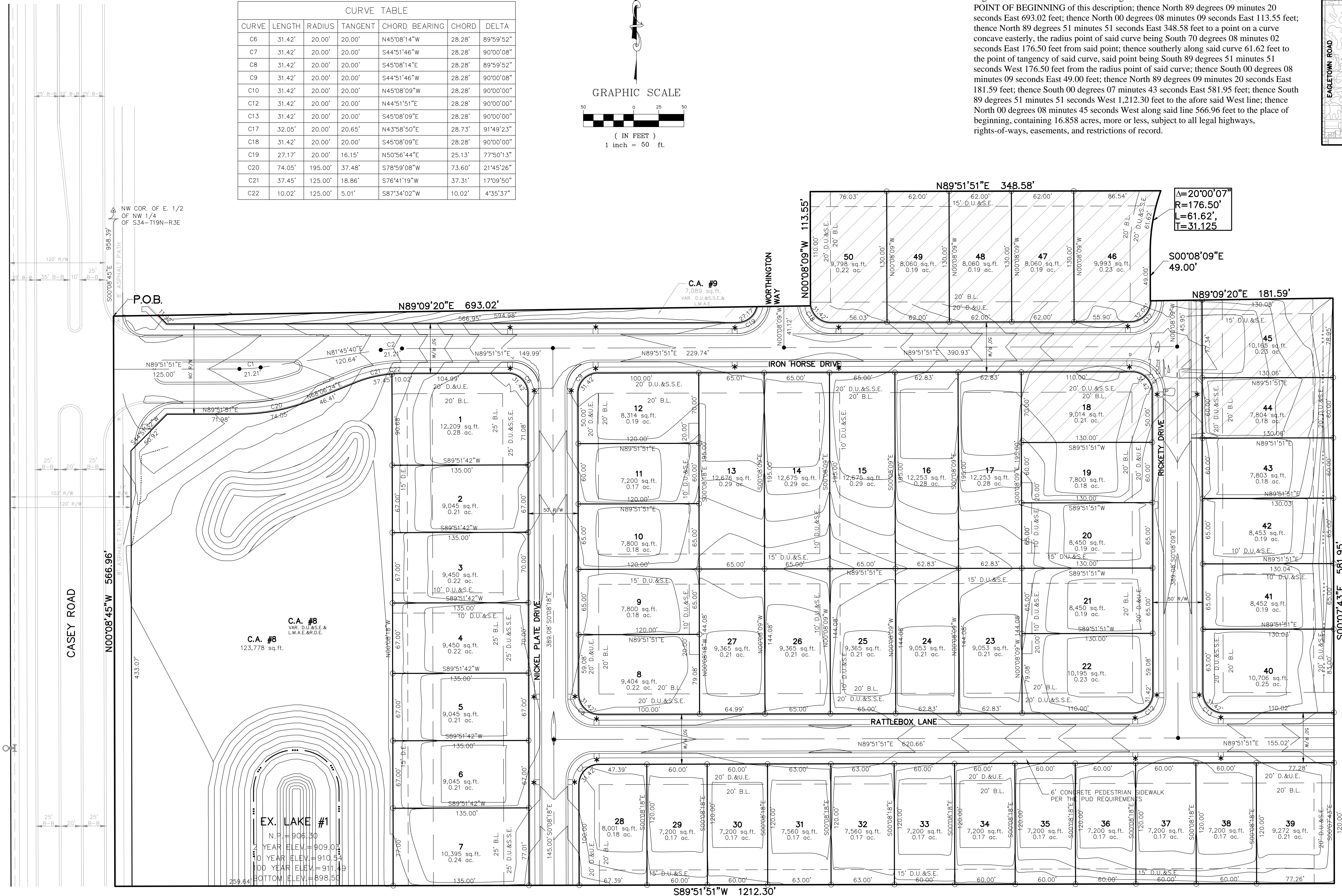
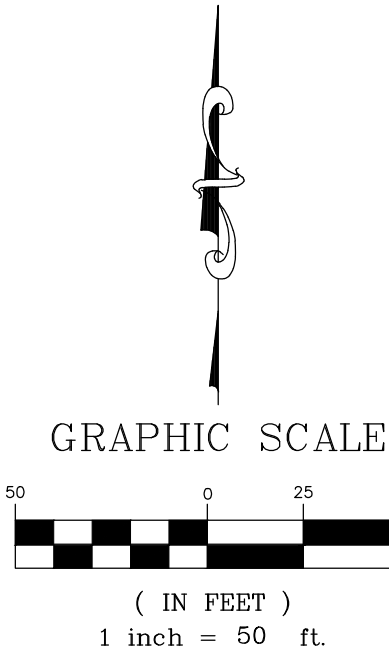
A part of the Northwest Quarter of Section 34, Township 19 North, Range 3 East, Washington Townships, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the East Half of said Quarter; thence South 00 degrees 08 minutes 45 seconds East along the West line of said Half 958.39 feet to the POINT OF BEGINNING of this description; thence North 89 degrees 09 minutes 20 seconds East 693.02 feet; thence North 00 degrees 08 minutes 09 seconds East 113.55 feet; thence North 89 degrees 51 minutes 51 seconds East 348.58 feet to a point on a curve concave easterly, the radius point of said curve being South 70 degrees 08 minutes 02 seconds East 176.50 feet from said point; thence southerly along said curve 61.62 feet to the point of tangency of said curve, said point being South 89 degrees 51 minutes 51 seconds West 176.50 feet from the radius point of said curve; thence South 00 degrees 08 minutes 09 seconds East 49.00 feet; thence North 89 degrees 09 minutes 20 seconds East 181.59 feet; thence South 00 degrees 07 minutes 43 seconds East 581.95 feet; thence South 89 degrees 51 minutes 51 seconds West 1,212.30 feet to the afore said West line; thence North 00 degrees 08 minutes 45 seconds West along said line 566.96 feet to the place of beginning, containing 16.858 acres, more or less, subject to all legal highways, rights-of-ways, easements, and restrictions of record.



Curve Table: Alignments						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C1	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"
C2	150.00'	21.21'	10.62'	21.20'	N85°48'45"E	8°06'11"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C6	31.42'	20.00'	20.00'	N45°08'14"W	28.28'	89°59'52"
C7	31.42'	20.00'	20.00'	S44°51'46"W	28.28'	90°00'08"
C8	31.42'	20.00'	20.00'	S45°08'14"E	28.28'	89°59'52"
C9	31.42'	20.00'	20.00'	S44°51'46"W	28.28'	90°00'08"
C10	31.42'	20.00'	20.00'	N45°08'09"W	28.28'	90°00'00"
C12	31.42'	20.00'	20.00'	N44°51'51"E	28.28'	90°00'00"
C13	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C17	32.05'	20.00'	20.65'	N43°58'50"E	28.73'	91°49'23"
C18	31.42'	20.00'	20.00'	S45°08'09"E	28.28'	90°00'00"
C19	27.17'	20.00'	16.15'	N50°56'44"E	25.13'	77°50'13"
C20	74.05'	195.00'	37.48'	S78°59'08"W	73.60'	21°45'26"
C21	37.45'	125.00'	18.86'	S76°41'19"W	37.31'	17°09'50"
C22	10.02'	125.00'	5.01'	S87°34'02"W	10.02'	4°35'37"



DESIGN DATA

50 LOTS
ACERAGE = 16.858 Ac±
DENSITY = 2.97 LOTS/ACRE

TOTAL C.A. = 3.004 Ac±
LAKE AREA = 0.248 Ac±
USABLE OPEN SPACE = 2.756 Ac± (16.35%)

IRON HORSE DRIVE = 1,003.00 L.F.
RICKETY DRIVE = 435.04 L.F.
WORTHINGTON WAY = 41.12 L.F.
RATTLEBOX LANE = 534.08 L.F.
NICKEL PLATE DRIVE = 1,058.78 L.F.

TOTAL STREET LENGTH = 3,072.02 L.F.

ZONING PUD
MIN. WIDTH AT B.L. = 60'
FRONT SETBACK 20'
SIDE YARD = 6'
REAR YARD = 15'
MIN. LOT AREA = 5,400 Sq. Ft.

- LEGEND
- 30 LOT NUMBER
 - D.E. DRAINAGE EASEMENT
 - D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&L.M.A.E. DRAINAGE UTILITY & LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - B.L. BUILDING LINE
 - C.A. COMMON AREA
 - * HANDICAP RAMP



Know what's below.
Call before you dig.



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR A CORRECTION OF A PREVIOUS SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 02/27/2015

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH
ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

AMENDED PRELIMINARY PLAT

PREPARED FOR:
SPRING ORCHARD NORTH
AT SPRINGMILL TRAILS

SECTION: 34 TOWNSHIP: 19N RANGE: R3E
DRAWN BY: HAM CHECKED BY: BKR
SHEET NO. 1
OF 1 SHEET
5 & A 08 08
62390PLA-S5

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

REVISIONS

NO.	DATE	REVISIONS
1	03/27/15	REVISED PER TAC COMMENTS

HAM BY